

CHAD CERDA AND JANA CERDA

28718 BLANCO RIVER COURT
SPRING, TEXAS 77386

Handwritten: Chad Cerda
4/11/18

COMAL RIVER LOOP
(*50'R.O.W.)

FND 5/8"R

$\Delta = 15'42'40"$
 $R = 335.00'$
 $L = 91.86'$

$\Delta = 82'01'29"$
 $R = 25.00'$
 $L = 35.79'$

RIGHT OF WAY EASEMENT
C.F. NO. 8133225
M.C.R.P.R.
ROADWAY EASEMENT
V.361, P.170
M.C.D.R.
EASEMENT FOR INGRESS AND EGRESS
V.377, P.67
M.C.D.R.
CENTERPOINT ENERGY AGREEMENT
C.F. NO. 2005043683
M.C.R.P.R.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. ALL BEARINGS AS TO PLAT, DEED, OR ASSUMED. ALL ABSTRACTING BY TITLE COMPANY. THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY. GRAPHIC PLOTTING ONLY AS TO FLOOD DETERMINATION. SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.



BLANCO RIVER COURT
(*50'R.O.W.)

SET 1/2"R.W/C

N 03°16'14" E
36.09'

SET 1/2"R.W/C

36.09'

87°13'26" W

*15'B.L.

FND 5/8"R

CONCRETE DRIVE

1 STORY BRICK AND FRAME

FND 5/8"R

*5'U.E.

18.8'

11.6'

6.6'

5.0'

12.7'

19.1'

9.15'

27.2'

11.45'

12.6'

11.29'

12.630'

*5'B.L.

7'

7'

*14'U.E.

SET 1/2"R.W/C

7'

7'

7'

7'

7'

7'

7'

7'

7'

7'

7'

7'

7'

7'

LOT 14

LOT 16

*15'B.L.

*25'B.L.

07°35'42" E

86.30'

SET 1/2"R.W/C

The above tract of land is not located in the 100-flood as to the National Flood Insurance Program, Community-Panel No. 48339C 0565F ZONE X. 12-19-96. The Surveyor is not responsible for final determination.

I hereby certify that the representation of an act on the ground under my



* AS PER ANY AND ALL PLAT © 2003 ZONING ORDINANCE

G.F. NO. 2005LP577472-A(00421)

SUBDIVISION: CREEKSIDE VILLAGE

SECTION: 1

SURVEY: N/A

ABSTRACT NO: N/A

SCALE: 1" = 20' LOT: 15 BLOCK: 1

U.S. SURVEYING COMPANY, INC.
A Professional Land Surveying Company
15031 Woodhorn Drive Suite 390 Houston, Texas 77073
(281) 443-9288 FAX (281) 443-9224

REF. V. CABINET P. SHEET X 122-128

M.R. DATE: 06-18-05

COUNTY: MONTGOMERY

STATE: TEXAS

JOB NO. 10-4073

DRAWN BY: WNJ